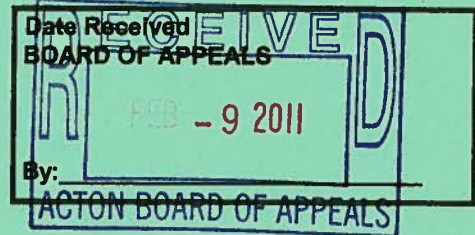


Town of Acton
Massachusetts



TOWN CLERK, ACTON

Board of Appeals
(Form 1)
Petition for Review

02/07/ 2011
(See (1) Below)

I/We hereby petition the Board of Appeals for a public hearing under Section 11.1.1 of the Zoning By-law to review (a) the refusal of the Zoning Enforcement Officer to grant a permit under Section 7.0 + 7.7 of the Zoning By-law to allow: (b) the refusal of the Zoning Enforcement Officer to enforce the provisions of Section _____ of the Zoning By-law as follows: (Strike out inapplicable language)

TO ALLOW AN EXTERIOR WALL SIGN.
EXISTING NON CONFORMING PLAZA 145 + 149 GREAT
ROAD ACROSS R.O.A.

Date of Zoning
Enforcement Officer's Action 02/03/11

(1) Petition must be filed within 30 days
of refusal date with copy of decision
or order attached.

OFFICE USE ONLY

Seven copies of petition? _____

Location Map? _____

Plot plans? _____

Additional briefs? _____

List of abutters and
other interested
parties? _____

Fee - \$100.00/1-25 abutters?
\$125.00/26 + abutters? _____

Next Hearing Date? 3/9/11 # 11-02
7:30 PM

Respectfully submitted,

Signed _____
(Petitioner)

Name Pierre Richard

Address 96 Poor St Andover MA 01810

Phone # 978-360-7345

TIAA Realty Inc Urban Retail Properties LLC
Signed _____ Agent For:
(Owner of Record)

Name David Johnson

Address Urban Retail Properties LLC
464 Wyman St

Waltham, MA.

Phone # 781-890-6006

The Board of Appeals has the power and duty to hear and decide appeals (Section 11.1.1) from a decision of the Zoning Enforcement Officer

Revised 1/4/10



Zoning Enforcement Officer

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 264-9630
planning@acton-ma.gov
www.acton-ma.gov

February 3, 2011

Elements Therapeutic Massage
c/o Harmony & Wellness, LLC.
96 Poor Street
Andover, MA 01810

Re: 145 Great Road
New Proposed Wall Signage for "Elements Therapeutic Massage"

Dear Applicant,

The shopping plaza where your business is located is entirely within an R-8 (Residence 8) zoning district and the existing shopping mall complex is deemed to be a non-conforming use/development. The zoning protections which existed and permitted the plaza to be constructed ceased in February 2003. Therefore, the current Town of Acton Zoning Bylaw (as amended through October 2010) is the prevailing set of guidelines and requirements. Unfortunately, exterior wall signage, such as that which you are proposing, is not permitted in residential zoning districts.

As you may already be aware of, the space which your business now occupies, was formerly a larger, single commercial space and more specifically a restaurant use. When the previous restaurant ceased operations, the space was subdivided into two (2) smaller commercial spaces. A children's clothing establishment has since leased the other portion of the new created commercial space. The children's clothing business has also obtained a sign permit for exterior wall signage which has already been installed. The location of the wall signage was proposed and is located in the same location as the signage which was previously approved and in existence for the restaurant use.

The currently submitted signage application is proposing a completely new sign. As previously mentioned, new commercial signage is not permitted in an R-8 residential zoning district.

Should you wish to continue to pursue the installation of new signage, the Zoning Board of Appeals will be required to review and grant a variance for such signage. Variance applications can be obtained by contacting Cheryl Frazier, Secretary to the Zoning Board of Appeals at (978) 929-6633.

If you have any questions, comments or concerns regarding this matter, please feel free to contact our office at (978) 929-6631, Monday through Friday (except for holidays) between the hours of 8:00 am and 5:00 pm.

Sincerely,


Scott A. Mutch
Zoning Enforcement Officer & Assistant Town Planner

RECEIVED

DEC - 9 2010



Town of Acton
Planning Department

Date Received: 12/9/2010Fee Paid: \$45Permit #: 103

**TOWN OF ACTON
APPLICATION FOR SIGN LICENSE**

Each applicant must be accompanied by the following: a scale drawing or photograph showing the proposed sign; dimensions; colors; location on site; building elevation; and any other pertinent information necessary to accurately depict the proposed sign and its location.

SIGNS IN THE HISTORIC DISTRICT MUST HAVE PRIOR APPROVAL FROM THE HISTORIC DISTRICT COMMISSION.

1. GENERAL INFORMATION:

Street Address of Sign: 14.5 GREAT RD
 Name on Sign: ELEMENTS THERAPEUTIC MASSAGE
 Applicant: HARMONY & WELLNESS, LLC Phone: 978-493-5900
 Mailing Address: 96 POOR ST, ANDOVER, MA 01810
 Does this sign replace an existing licensed sign? NO
 Material of Sign: ALUMINUM
 Is Sign Illuminated? NO Type: _____
 Width 10 FT Height 3 FT Thickness 1-2" Area of Sign 30 sq. ft.

2. WALL SIGN

Building Frontage 22 ft. Business occupies 1st fl. ☒ 2nd fl. _____
 If more than one business in your building, frontage of your business _____

3. PROJECTING SIGN

Projection from wall _____ Does Sign project over sidewalk? _____

4. SECONDARY SIGN

5. FREESTANDING SIGN

Height above Grade _____ Are there other signs on the lot? _____

6. SPECIAL EVENT SIGN

Dates _____

Signature of Applicant

FLA RESORT INC

BY VERON BOWEN PROPERTIES, LLC

Name of Property Owner

AGENT

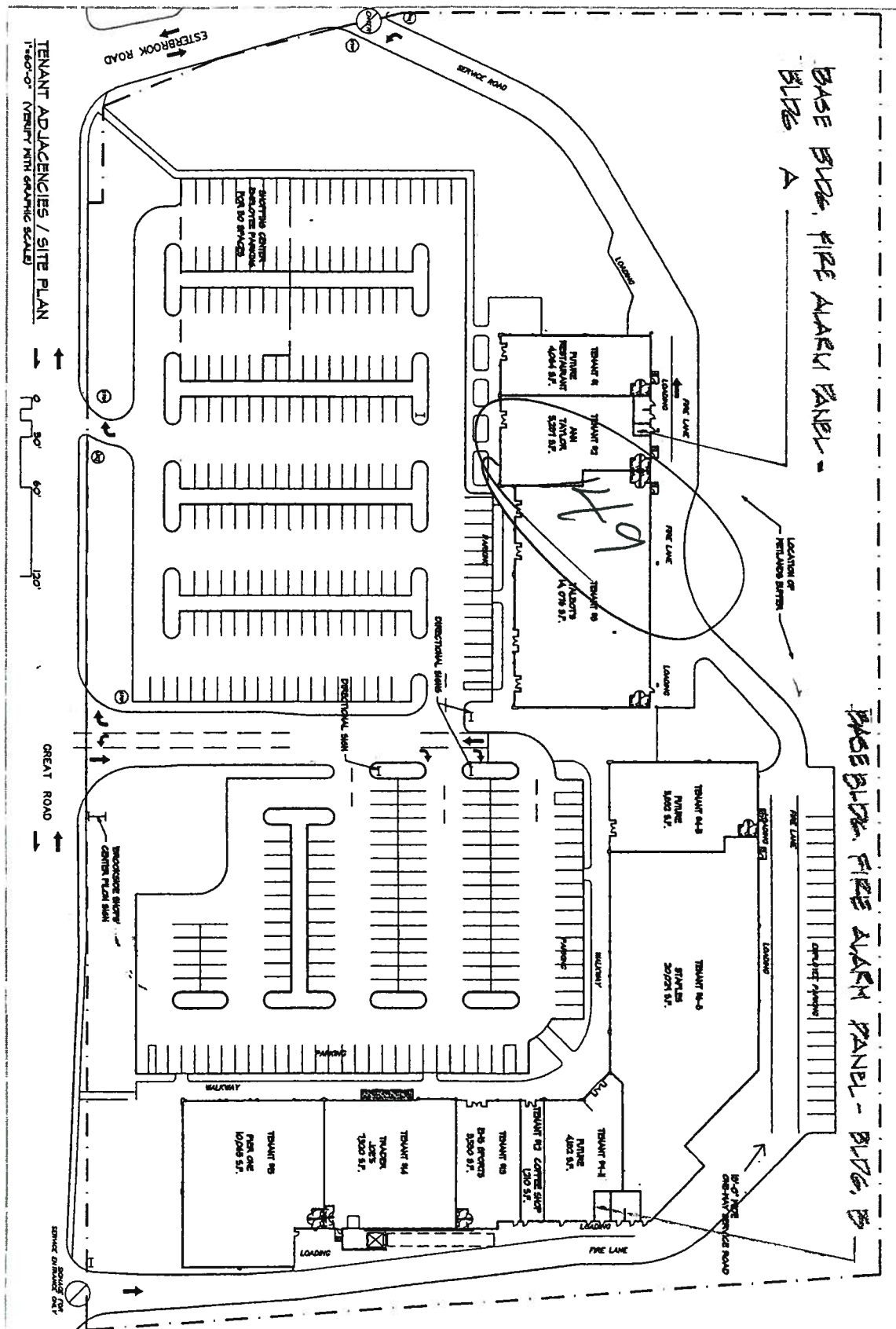
Date

12/09/2010
David Johnson

Signature of Property Owner

Approved by _____

Date _____



Bergmeyer

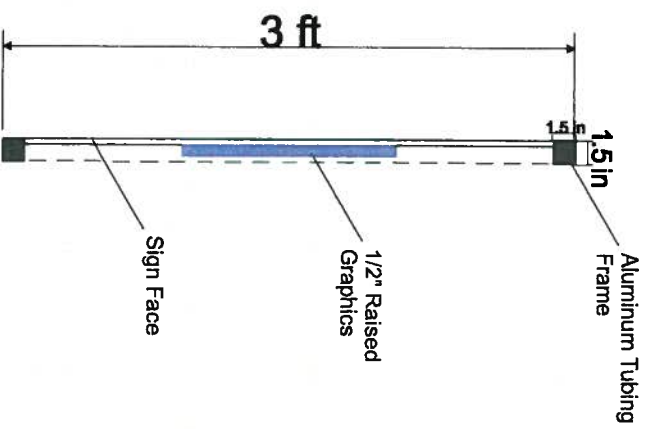
Architecture and Interiors
286 Congress Street
Boston, MA 02216
Phone 617 542 1815
Fax 617 334 6897

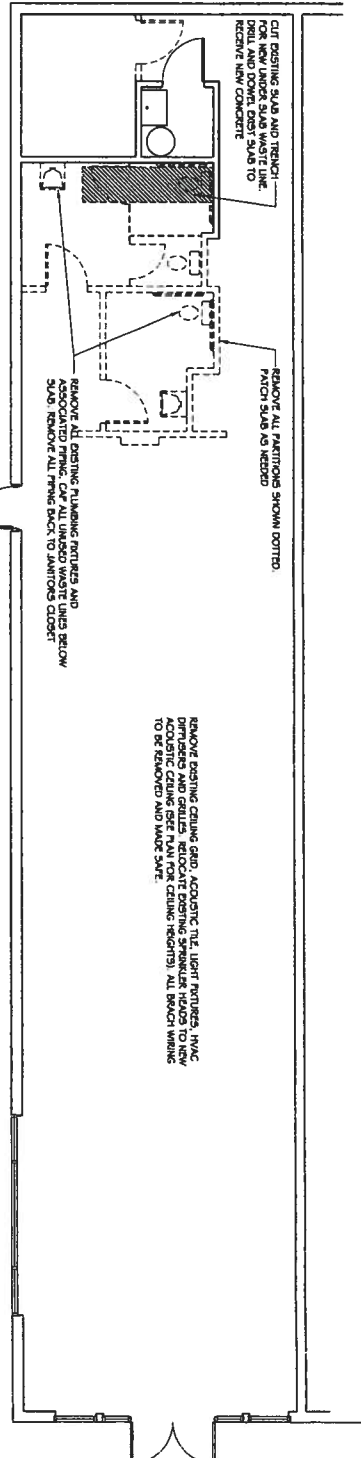
TENANT ADJACENCY / SITE PLAN

BROOKSIDE SHOPS

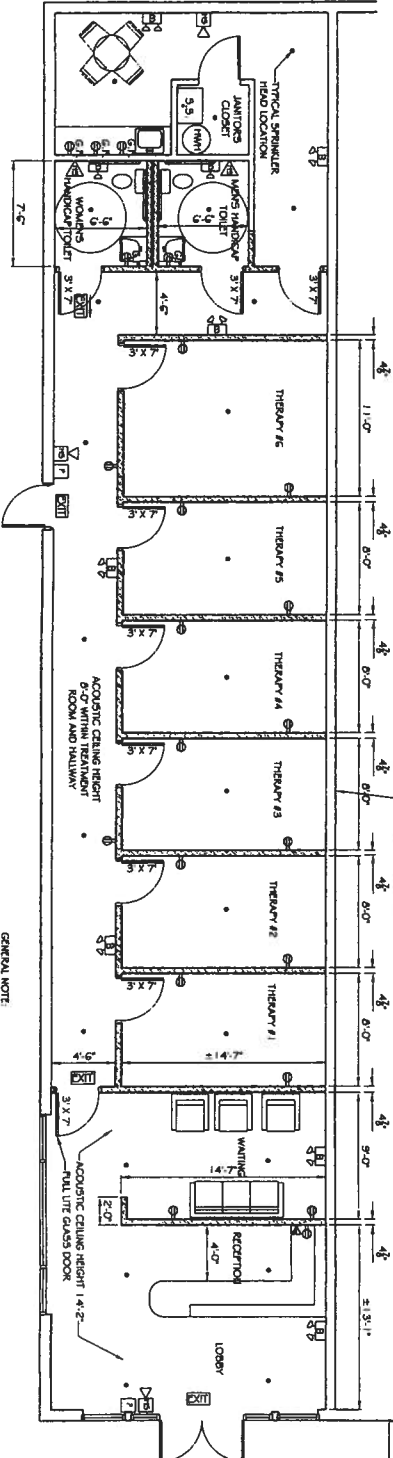
145 GREAT ROAD
ACTON, MA 01720

JOB #	02027.00
SCALE	AS NOTED
DATE	09-24-02
DWN BY	MLK
CROSS REF.	





DEMOLITION FLOOR PLAN



FIRST FLOOR PLAN 2074 G.S.F.

GENERAL NOTE:
ALL INTERIOR DOORS SHALL BE 3'-0" X 8'-0" H.M.
ALL PARTITIONS SHALL BE 3'-0" X 8'-0" H.M.
DOORS UNLESS NOTED OTHERWISE

SYMBOL LEGEND	
[Symbol]	VOICE DATA WIRING W/ TWO CAT'S BACK TO ROUTER
[Symbol]	COAXIAL CABLE
[Symbol]	110 DUTLER OUTLET
[Symbol]	SPRINKLER HEAD LOCATION
[Symbol]	CEILING MOUNTED EXIT SIGN W/ ARROW
[Symbol]	CEILING MOUNTED EXIT SIGN
[Symbol]	EMERGENCY LIGHT
[Symbol]	EMERGENCY LIGHT W/ BATTERY BACK-UP
[Symbol]	HORN STROBE - TIE INTO FIRE ALARM SYSTEM
[Symbol]	STROBE - TIE INTO FIRE ALARM SYSTEM
[Symbol]	PULL STATION - TIE INTO FIRE ALARM SYSTEM
[Symbol]	SMOKE DETECTOR - TIE INTO FIRE ALARM SYSTEM
[Symbol]	FIRE ALARM SYSTEM

<p style="font-size: 2em;">A-1</p>	<p>PROPOSED FIRST FLOOR RENOVATIONS</p> <p>ELEMENTS</p> <p>ACTON, MASS.</p>	<p>ATLANTIC BUILDERS & DESIGN</p> <p>P.O. BOX 477 WEST GROTON, MA. 01477</p> <p>(ph) 978-448-0011 (fax) 978-448-0011</p>	<p>DESIGN</p> <p>BUILD</p>	<p>CORNERSTONE ARCHITECTS INC.</p> <p>8 Calista Terrace, Westford, MA 01886</p> <p>(ph) 978-399-0240 (fax) 978-399-0260</p>
	<p>AS NOTED</p> <p>SEE PLAN FOR DETAILS</p>			
	<p>DATE: 10/1/10</p> <p>BY: [Signature]</p>			



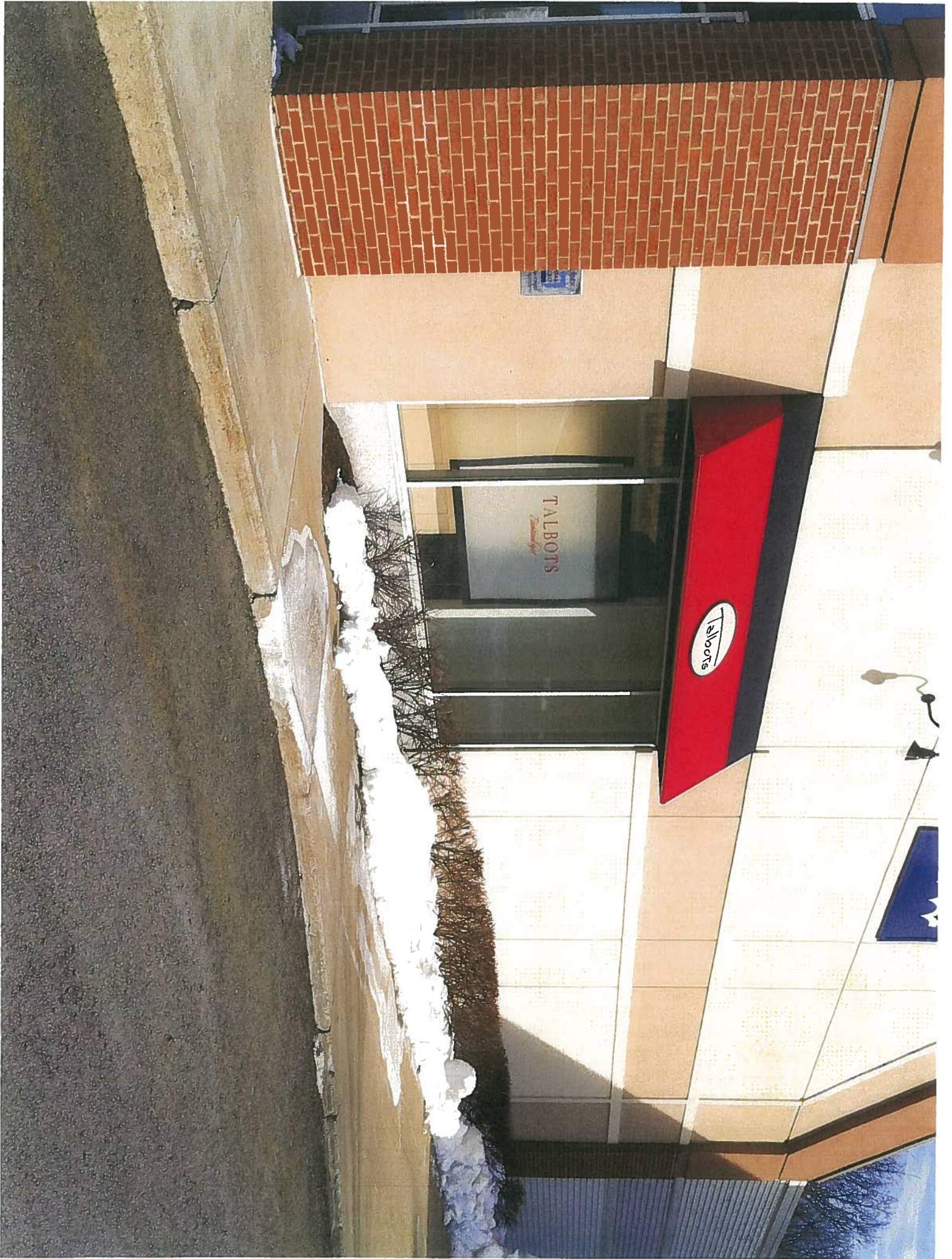
GYMBOREE

GYMBOREE











CHICO'S

Cambridge
Savings
Bank

932 DY3



STAPLES



